

## PLANNING COMMISSION MEETING AGENDA WEDNESDAY, APRIL 2, 2014

Jennifer Wittmann, Chairman Joshua Oehler, Vice Chairman David Blaser Carl Bloomfield David Cavenee Brigette Peterson Kristopher Sippel Khyl Powell, Alternate

Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona

Study Session: 5:00 p.m. Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	Administer Oath of Office David Blaser & Carl Bloomfield for the Planning Commission.	
	2. GP14-04 - Request for Minor General Plan Amendment to change the land use classification of approximately 19 acres of real property generally located at the northwest corner of Williams Field Road and Wade Drive from Residential >14-25 DU/Acre land use classification to Residential >8-14 DU/Acre land use classification. Maria Cadavid (480) 503-6812	
	3. Z14-06 - Request to amend Ordinances No.1501, 1829, 2010, and 2191 and rezone approximately 19 acres of real property within the Lyons Gate Planned Area Development (PAD) generally located at the northwest corner of Williams Field Road and Wade Drive from approximately 19 acres of Multi Family/Medium (MF-M), with a Planned Area Development overlay zoning district to approximately 19 acres of Single Family Attached (SF-A), zoning district, with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Lyon's Gate Planned Area Development (PAD). Maria Cadavid (480) 503-6812	
	4. Z14-09 - Request to rezone approximately 13 acres of real property generally located at the northeast corner of Higley Road and Houston Avenue from Town of Gilbert Single Family - 35 (SF-35) zoning district to Town of Gilbert Single Family-10 (SF-10) zoning district with a Planned Area Development Overlay. Maria Cadavid (480) 503-6812	

TIME	AGENDA ITEM	COMMISSION ACTION
	5. Z13-11 - Behavioral Health Hospitals: Request to ame Town of Gilbert Land Development Code, Division 6 U Definitions, Article 6.1 Use Definitions, related to revisi definition for "Hospital" to include "behavioral health services". Mike Milillo (480) 503-6747	se
	6. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	7. APPROVAL OF AGENDA	
	8. COMMUNICATIONS FROM CITIZENS  At this time, members of the public may comment matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking a matter be put on a future agenda.	ing
	PUBLIC HEARING (CONSENT)  Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, items may be approved by a single motion. At the request of a member of the Commission or Staff, a item may be removed from Consent Calendar and be heard and acted upon separately. Other items the agenda may be added to the Consent Public heand approved under a single motion.	may on
	9. S13-14 - Request to approve a Preliminary Plat and Operation Space Plan for the Bungalows at Cooley Station by Woodside Homes, for 191 home lots (Lots 1-191) on approximately 24 acres of real property located south a east of the southeast corner of Wade Drive and Vest Avenue in the Single Family Detached (SF-D) zoning of with a Planned Area Development (PAD) overlay. Mar Cadavid (480) 503-6812	possible action by MOTION and district
	10. S14-01 - Request to approve a Preliminary Plat and Operation Space Plan for Spectrum at Val Vista Parcel 16 for 14 lots (Lots 1-14) on approximately 4.5 acres of real properties of the southwest corner of Palos Creek Drive and Spectrum Way in the Single Family - (SF-7) zoning district. Amy Temes (480) 503-6729	home possible action by MOTIO mino

TIME	AGENDA ITEM	COMMISSION ACTION
	11. UP13-24 - Request to approve a Conditional Use Permit for Dunkin Donuts, approximately 1.35 acres of real property located at the southeast corner of Higley and Ray Road to allow a Limited Service Restaurant(s) with Extended Hour of Operation in the Neighborhood Commercial (NC) zoning district with a Planned Area Development (PAD) overlay. Catherine Lorbeer (480) 503-6016	possible action by MOTION
	12. UP14-01 - Request to approve a Conditional Use Permit for approximately 0.13 of an acre of real property located sour of the southwest corner of Power and Ray Roads (PHO Ashley Heights for Verizon) to permit a Wireless Communication Facility (75 foot high monopole) in the Business Park (BP) zoning district. Maria Cadavid (480) 503-6812	
	13. UP14-02 - Classics and Fine Arts High School: Request to approve a Conditional Use Permit for approximately 7.1 acres of real property located at the southeast corner of Recker and Warner Roads to allow a School, Public or Private, Large Scale use in the Community Commercial (CC) zoning district with a Planned Area Development (PA overlay. Nathan Williams (480) 503-6805	possible action by MOTION
	PUBLIC HEARING (NON-CONSENT)	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by th Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of o in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fout a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	e r ou ill er
	714. Z14-02 - Request to rezone approximately 2.3 acres of reapproperty located west of the northwest corner of Ash Street and Vaughn Avenue from Town of Gilbert Heritage Village Center (HVC) zoning district to Heritage Village Center with a Planned Area Development (PAD) Overlay Zoning Distri Mike Milillo (480) 503-6747	possible action by MOTION h
	15. GP14-03 - Request for a Minor General Plan amendment change the land use classification of approximately .93-acres of real property (Parcel 304-77-004F) generally located north of Chandler Heights Road and east of Greenfield Road from Residential 2-3.5 DU/Acre to Parks/Retention (P/R) land use classification and approximately 2.22-acres of real property (Parcel 304-77-008C) generally located north of Chandler Heights Road a east of Greenfield Road from Parks/Retention (P/R) to Residential 2-3.5 DU/Acre land use classification. Mike Milillo (480) 503-6747	possible action by MOTION

TIME		AGENDA ITEM	COMMISSION ACTION
	16.	<b>Z14-05</b> - Request to rezone approximately .93 acres of real property (Parcel 304-77-004F) generally located north of Chandler Heights Road and east of Greenfield Road from Maricopa CountyRural-43 zoning district to Town of Gilbert Public Facility/Institutional (PF/I) zoning district and approximately 2.22-acres of real property (Parcel 304-77-008C) from Town of Gilbert Public Facility/ Institutional (PF/I) to Single Family Residential - 43 (SF-43) zoning district. Mike Milillo (480) 503-6747	Hearing; discussion; possible action by MOTION
	17.	<b>Z13-04</b> - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2, Land Use Designations, Article 2.3 Commercial Districts, Section 2.303 Land Use Regulations and Table 2.303 Land Use Regulations - Commercial Districts related to adding Additional Regulations to the Residential, Permanent Multi-Family use in Commercial zoning districts to permit Multi-Family uses as part of a Mixed-Use Development subject to a Conditional Use Permit in the Regional Commercial (RC) zoning district; amending Section 2.306 Additional Use Regulations by establishing Required Findings for issuance of a conditional use permit for Multi-Family Uses in the Regional Commercial (RC) zoning district; and amending the Glossary of General Terms to add a new definition of "Mixed Use Development." Mike Milillo (480) 503-6747	Hearing; discussion; possible action by MOTION
		ADMINISTRATIVE ITEM	
	18.	Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of March 5, 2014.	Discussion; possible action by MOTION
		COMMUNICATIONS	
	19.	Report from Chairman and Members of the Commission on current events.	
	20.	Report from Council Liaison	
	21.	Report from Planning Services Manager on current events.	
		ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, May 7, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

TIME	AGENDA ITEM	<b>COMMISSION ACTION</b>

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.